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## Planning Commission Study Session

**TO:** PLANNING COMMISSION *RC*

**FROM:** BOB CARAVONA, AICP, SENIOR PLANNER  
(480) 503-6812, BOB.CARAVONA@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** SEPTEMBER 2, 2015

**SUBJECT:** Z15-13, LAKEVIEW TRAILS AT MORRISON RANCH: REQUEST TO AMEND ORDINANCE NOS. 1129, 1232, 1514, 1602, 1705, 1961, 2219, 2295, 2438 AND 2450 AND REZONE APPROXIMATELY 229.5 ACRES OF REAL PROPERTY WITHIN THE MORRISON RANCH PLANNED AREA DEVELOPMENT (PAD), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RECKER ROAD AND MESQUITE STREET FROM APPROXIMATELY 67.1 ACRES OF SINGLE FAMILY-6 (SF-6), 124.8 ACRES OF SINGLE FAMILY-7 (SF-7), AND 46.6 ACRES OF SINGLE FAMILY-8 (SF-8) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY TO APPROXIMATELY 70.5 ACRES OF SINGLE FAMILY-6 (SF-6), 47.1 ACRES OF SINGLE FAMILY-7 (SF-7), 64.8 ACRES OF SINGLE FAMILY-8 (SF-8), AND 57.1 ACRES OF SINGLE FAMILY-10 (SF-10) ZONING DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY.

**STRATEGIC INITIATIVE:** Community Livability

Create a series of neighborhoods, with a variety of different land uses and densities which blend together with the overall community rural ranch character while providing a variety of housing products.

### RECOMMENDED MOTION

- A. No motion requested, and
- B. No motion requested.

### **APPLICANT/OWNER**

Company: Morrison Ranch, Inc.

Name: Scott Morrison  
 Address: 3180 E. Elliot Road  
 Gilbert, AZ 85234  
 Phone: 480-813-8234  
 Email: scmorrisonranch.com

Company: MBR Land I, LLP;  
 J & M Land and Investment  
 Company LLP;  
 B&K Land Investment  
 Company LLP;

Name:  
 Address: 3180 E. Elliot Road  
 Gilbert, AZ 85234  
 Phone: 480-813-8235  
 Email: scmorrisonranch.com

### **BACKGROUND/DISCUSSION**

#### **History**

<b>Date</b>	<b>Description</b>
<i>November 3, 1998</i>	The Town Council adopted Ordinance No. 1129 in rezoning case Z98-13 creating the Morrison Ranch Planned Area Development.
<i>November 16, 1999</i>	The Town Council adopted Ordinance No. 1232 in rezoning case Z99-46 which amended setbacks for the residential zoning districts in the PAD.
<i>November 2, 2004</i>	Town Council approved Z04-22, adopting Ordinance No. 1602, an amendment to the Morrison Ranch PAD for Lakeview Trails at Morrison Ranch.
<i>October 3, 2013</i>	The Town Council adopted Ordinance No. 2450 in rezoning case Z13-14 which amended the zoning districts within the PAD overlay and conditions of development.

#### **Overview**

The applicant requests rezoning approximately 239.5 acres of real property within Lakeview Trails South at Morrison Ranch. Currently, the property is zoned Single Family-6 (SF-6), Single Family-7 (SF-7), Single Family-8 (SF-8) with a Planned Area Development (PAD) zoning overlay district. The applicant proposes to add the Single Family-10 (SF-10) zoning district to the existing zoning district mix (SF-6, SF-7, and SF-8) within Lakeview Trails South.

Lakeview Trails South's existing zoning allocates 124.8 gross acres (52.1%) to the Single Family-7 (SF-7) zoning district whereas Single Family-6 (SF-6) and Single Family-8 (SF-8) compose 67.1 (28.0%) and 46.6 (19.5%) acres, respectively. The proposed rezoning redistributes and balances the gross acreage across the SF-6 (29.4%), SF-7 (19.7%), SF-8 (27.1%) and SF-10

(23.8%) zoning districts, thereby providing a greater range of lot sizes and consumer choices reflective of today's building market trends.

<b>ALLOCATION OF GROSS ACREAGE BY ZONING DISTRICT</b>					
<b>EXISTING ZONING</b>			<b>PROPOSED ZONING</b>		
<b>Zoning District / Parcels</b>	<b>Total Gross Acreage</b>	<b>%</b>	<b>Zoning District / Parcels</b>	<b>Total Gross Acreage</b>	<b>%</b>
Single Family-6 (SF-6) / Parcels A and C	67.1	28.0	Single Family-6 (SF-6) / Parcel C and I	70.5	29.4
Single Family-7 (SF-7) / Parcel B, D, F	124.8	52.1	Single Family-7 (SF-7) / Parcel A and G	47.1	19.7
Single Family-8 (SF-8) / Parcel E	46.6	19.5	Single Family-8 (SF-8) / Parcel D and F	64.8	27.1
West Boundary Adjustment	1	0.4	Single Family-10 (SF-10) / Parcel B, E and H	57.1	23.8
<b>TOTAL</b>	<b>239.5</b>	<b>100%</b>		<b>239.5</b>	<b>100%</b>

The applicant also requests an adjustment to approved development standards which will aid in creating developable parcels attractive to builders and consumers yet maintaining the Morrison Ranch community character. The applicant request a reduction in side yard setbacks from 10' and 5' to 9' and 6' for parcels zoned Single Family-6 and Single Family-7. The other rezoning request is to change the five (5) foot home stagger to a three (3) foot for every third lot, which is consistent with the Land Development Code (LDC) Section 2.104.C3.

The project is intended to be constructed in two phases. The first phase is the western half of the residential neighborhoods and will include the landscape improvements around the new Town Center South Lake. As housing market forces dictate, the subsequent phase will be the eastern half of Lake Trail South. Hereinafter to differentiate the phases of Lakeview Trails South, the western half of the project will be called Lakeview Trails South-West (SW) and the eastern half referred to as Lakeview Trails South-East (SE).

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential >5-8 DU/Acre; Residential >3-5.5 DU/Acre; Public Facility/Institutional (PF/I)	Single Family-Detached (SF-D); Public Facility/Institution (PF/I); Single Family-6 (SF-6); Single Family-7 (SF-7); Single Family-8 (SF-8)	Open space, single family residential; vacant
South	Business Park; Public Facility/Institutional (PF/I); Residential >5-8 DU/Acre; Community Commercial (CC)	Light Industrial (LI); Multifamily/Medium (MF/M); Multifamily/Low (MF/L); Single Family-Detached (SF-D); Community Commercial (CC)	Vacant, public facility (fire), residential, education
East	Residential >14-25 DU/Acre; Business Park (BP); Community Commercial (CC)	Community Commercial (CC); Business Park (BP); Community Commercial (CC); Multifamily/Medium (MF/M)	Vacant, multifamily residential
West	Residential >8-14 DU/Acre; General Commercial (GC)	General Commercial (GC); Multifamily/Low (MF/L)	Vacant, lake improvements
Site	Residential >2-3.5 DU/Acre; Residential >3.5-5 DU/Acre;	Single Family-6 (SF-6); Single Family-7 (SF-7); Single Family-8 (SF-8);	Vacant

**General Plan**

The General Plan depicts land use classifications of Residential > 2-3.5 DU/Acre and Residential > 3.5-5 DU/Acre for the subject area. Calculating the total dwelling units (DU) for the 239.5 acre site yields a low and high range of 580 to 940 DU. The proposed 660 lots (DU) falls between low and high range to comply with the Morrison Ranch PAD.

<b>DWELLING UNITS BY GENERAL PLAN'S LAND USE CLASSIFICATION EXISTING ACREAGE ALLOCATION</b>					
		Dwelling Units (DU)		Total Dwelling Units (DU)	
Land Use Classification	Acres	Low	High	Low	High

Residential >2-3.5 DU/Acre	171.6	2	3.5	343	601
Residential >3.5-5 DU/Acre	67.8	3.5	5	237	339
<b>Total</b>				580	940

The Town of Gilbert's General Plan Land Use Map's shows land use classifications and the applicable zoning districts for each land use classification. As permitted, the proposed development integrates the zoning districts of Single Family-6 (SF-6); Single Family-7 (SF-7); Single Family-8 (SF-8); and Single Family-10 (SF-10) to achieve the overall density.

## Rezoning

Morrison Ranch's lot area (square feet) is greater than the minimum lot area required by the LDC Section 2.104. With the exception of the 50' wide Single Family-6 (SF-6) lots, minimum lot dimensions approved through Ordinance No. 2450 are larger than the LDC. The proposed rezoning intends to further increase the minimum lot dimensions. The Single Family-7 (SF-7) 60' x 120' lots will increase depth by 5' to 60' x 125' dimension lots. The Single Family-8 (SF-8) 70' x 130' lots will increase width by 5' to 75' x 130'. The proposed 85' x 130' Single Family-10 (SF-10) lots surpass the LDC's 85' x 110' minimum requirement.

Per Ordinance No. 2450, the front yard setbacks shall be staggered a minimum five (5) feet such that no more than two adjacent homes have the same setbacks. The applicant proposes to revert the five (5) foot stagger to the three (3) foot stagger requirement of the LDC Section 2.104.C3.

Ordinance No. 2450 side yard setbacks are 5' and 10' for the Single Family-6 and Single Family-7 zoning districts. The applicant proposes to change the side yard setbacks from 5' and 10' to 6' and 9' for a streetscape aesthetic that creates a more balanced spacing of houses. When homes are constructed adjacent to each other using the smallest setbacks available between each home (i.e. 5' as permitted or 6' as proposed), the minimum distance between homes increases 2' to 12' rather than 10'. Staff notes this two foot difference would then be offset on the larger distance of two homes by two feet from 20' to 18'. However, in the scenario where 9' and 6' are side yard setbacks are used between two homes, the distance between buildings is 15', the same distance as when 10' and 5' side yard setbacks are used on adjacent homes. The applicant's goal with this request is create a balanced streetscape as best possible.

The application proposes to add the Single Family-10 (SF-10) zoning district to Lakeview Trails South. Ordinance No. 2450, Section I.3aaa establishes development standards throughout the Morrison Ranch subdivision as a baseline. As Morrison Ranch progressed through the years, amendments to the development standards were adopted in order to create unique neighborhoods. Likewise, this proposal introduces the Single Family-10 (SF-10) zoning district. The applicant would like to add 5' feet to the minimum rear yard setback requirement and maintain a 20' front yard setback. The 25'/20' front setback for SF-10 in Ordinance No. 2450, Section I. 3aaa may have been a typographical error as the footnotes relate to side yard setbacks

and matters relating to other zoning districts. Staff supports the proposed 20' front yard and 25' rear yard setbacks because it clarifies the front yard setback and increases the rear yard setback.

The proposed 9' side yard setback for lots siding on arterial streets or commercial uses will be irrelevant as the proposed development is not located along arterials nor directly adjacent to commercial uses. The current requirement is 15'.

### Project Data Table

<b>PROPOSED</b>					
<b>Zoning District/ Parcel</b>	<b>W x D</b>	<b>Setbacks</b>			<b>Coverage %</b>
		<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>One Story / Two Story</b>
Single Family-6 (SF-6) /	50' x 120'	20'	<b>6' &amp; 9'</b>	20'	45/40
Single Family-7 (SF-7) /	60' x 125'	20'	<b>6' &amp; 9'</b>	<b>20'</b>	45/40
Single Family-8 (SF-8) /	<b>75' x 130'</b>	20'	<b>10'</b>	<b>25'</b>	45/40
<b>Single Family-10 (SF-10) /</b>	<b>85' x 130'</b>	<b>20'</b>	<b>10'</b>	<b>25'</b>	<b>45/40</b>

\*\* All lots siding onto arterial streets or commercial uses shall maintain a minimum side yard setback of **9'**.

\*\*\*\*\* Up to 33% of the lots are permitted to have a fifteen (15') foot front yard setback for living quarter forward residences (SF-6, SF-7 and SF-8, east of Higley Road only).

### Project Data Table – Continued.

<b>Site Development Regulations</b>	<b>Required per Ordinance No. No. 2450</b>	<b>Proposed</b>
Maximum Building Height	30'/2 story	30'/2 story
Minimum Setback		
Front - Side entry garage units, living quarters forward and non-garage projections	15'	15'
Front- Street facing garages	20'	20'
Front- staggering every third house	5'	<b>3'</b>
Side-lots siding on arterial street or commercial uses	15'	<b>9'</b>
Rear – adjacent to arterial or commercial use	25' – single story 35' – two story	25' – single story 35' – two story

All other conditions and stipulations approved and amended by Ordinance No. 2450 are to remain. Staff, legal and the applicant are working together to clarify and remove any extraneous, non-pertinent language in drafting the proposed Ordinance associated with this proposal.

### **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on June 16, 2015 at 6 p.m. Two residents attended the meeting. The residents asked questions regarding when the project will be developed, home sizes and when the homes would be available. The Developer responded with a time frame of one to two years for dirt to begin moving for the subdivisions. The residents expressed support for the project and submitted letters of support for the rezoning and the Morrison Ranch project in general.

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **STAFF RECOMMENDATION**

A. Staff requests Planning Commission input regarding proposed development standards.

Respectfully submitted,



Bob Caravona, AICP  
Senior Planner

### **Attachments and Enclosures:**

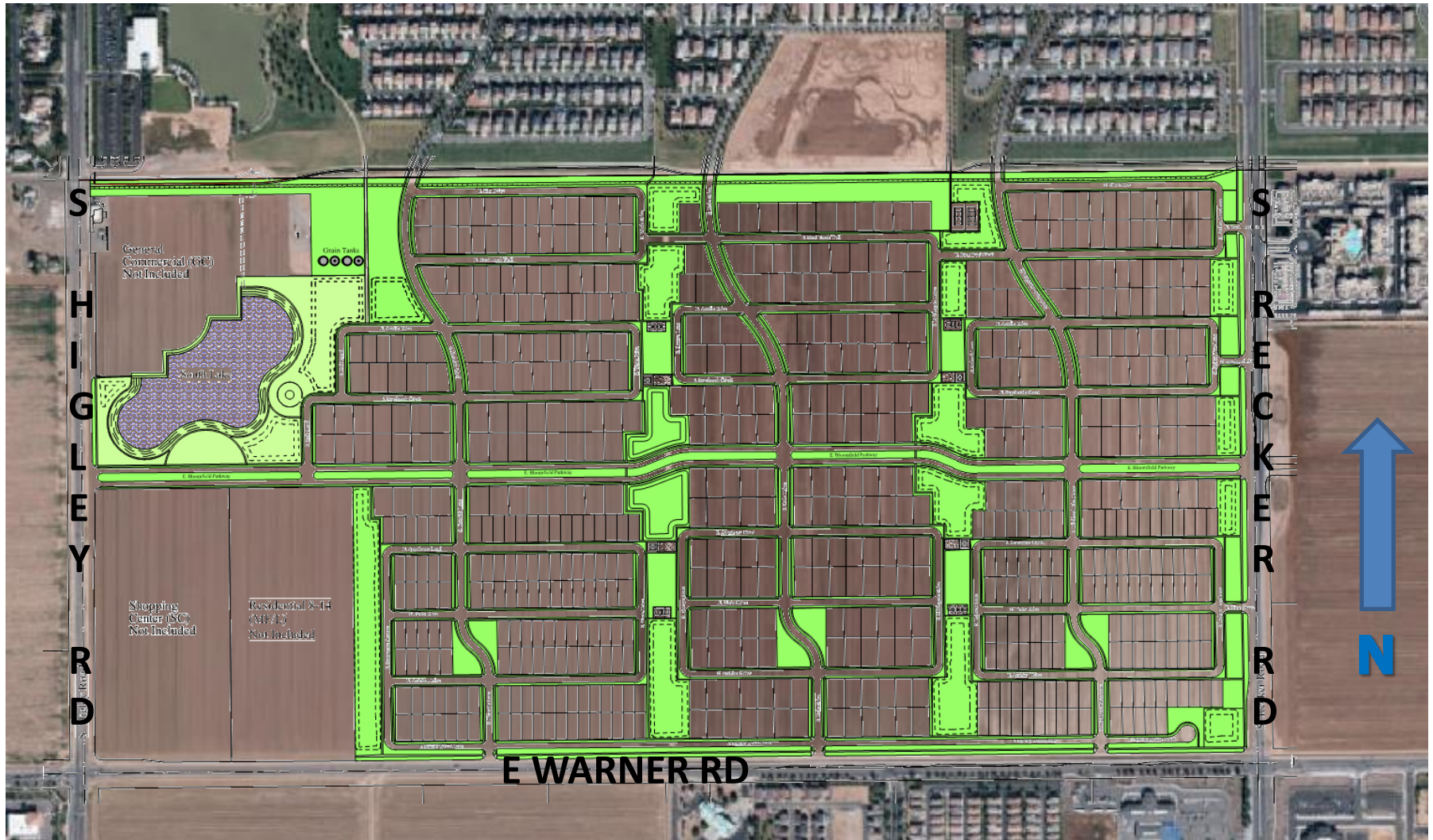
- 1) Vicinity Map
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan

# Vicinity

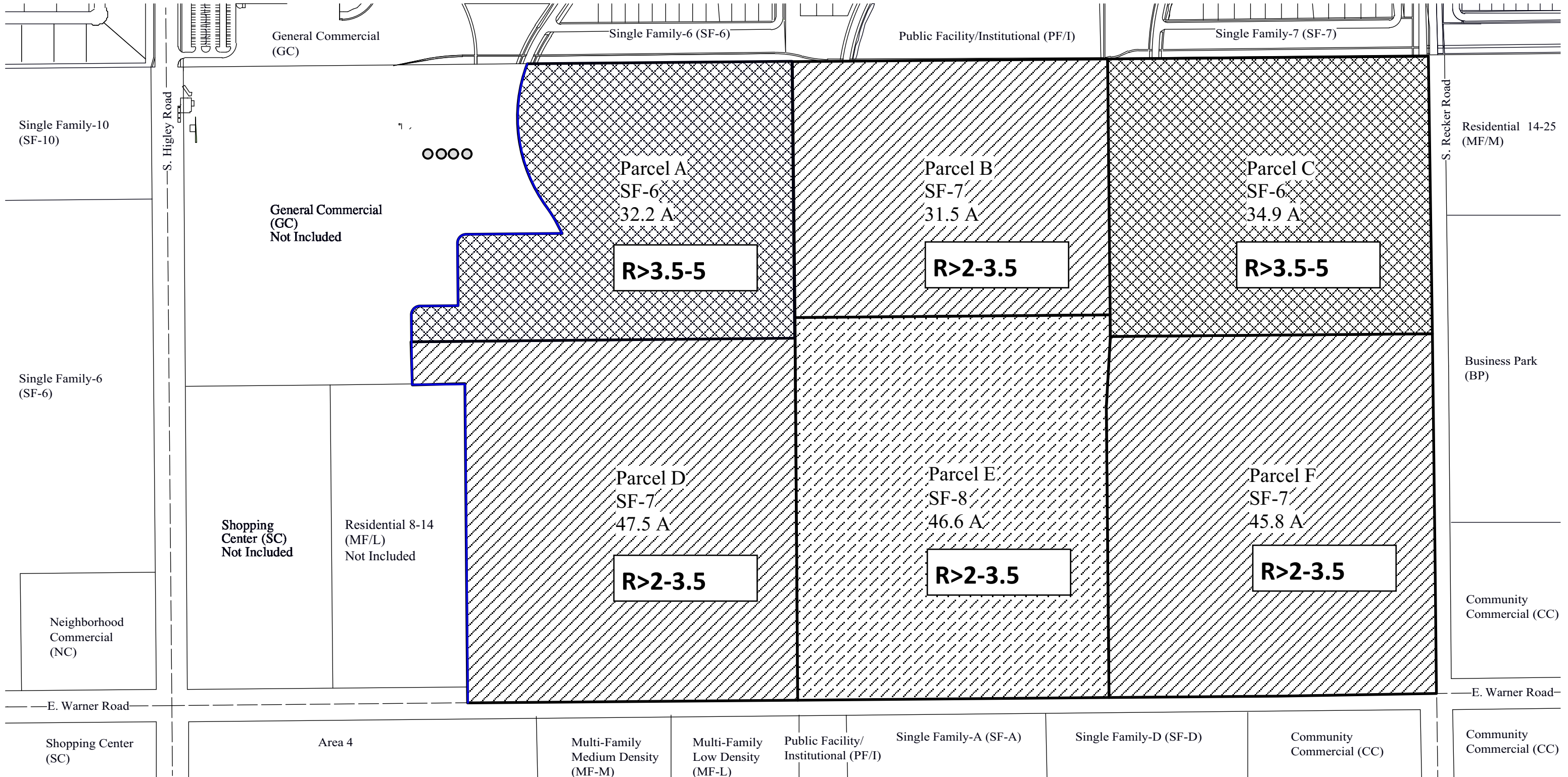
Z15-13

Attachment 1: Vicinity Map

September 2, 2015



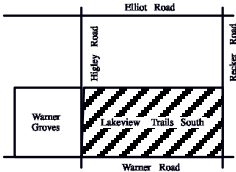




238.5 Total Residential Acres



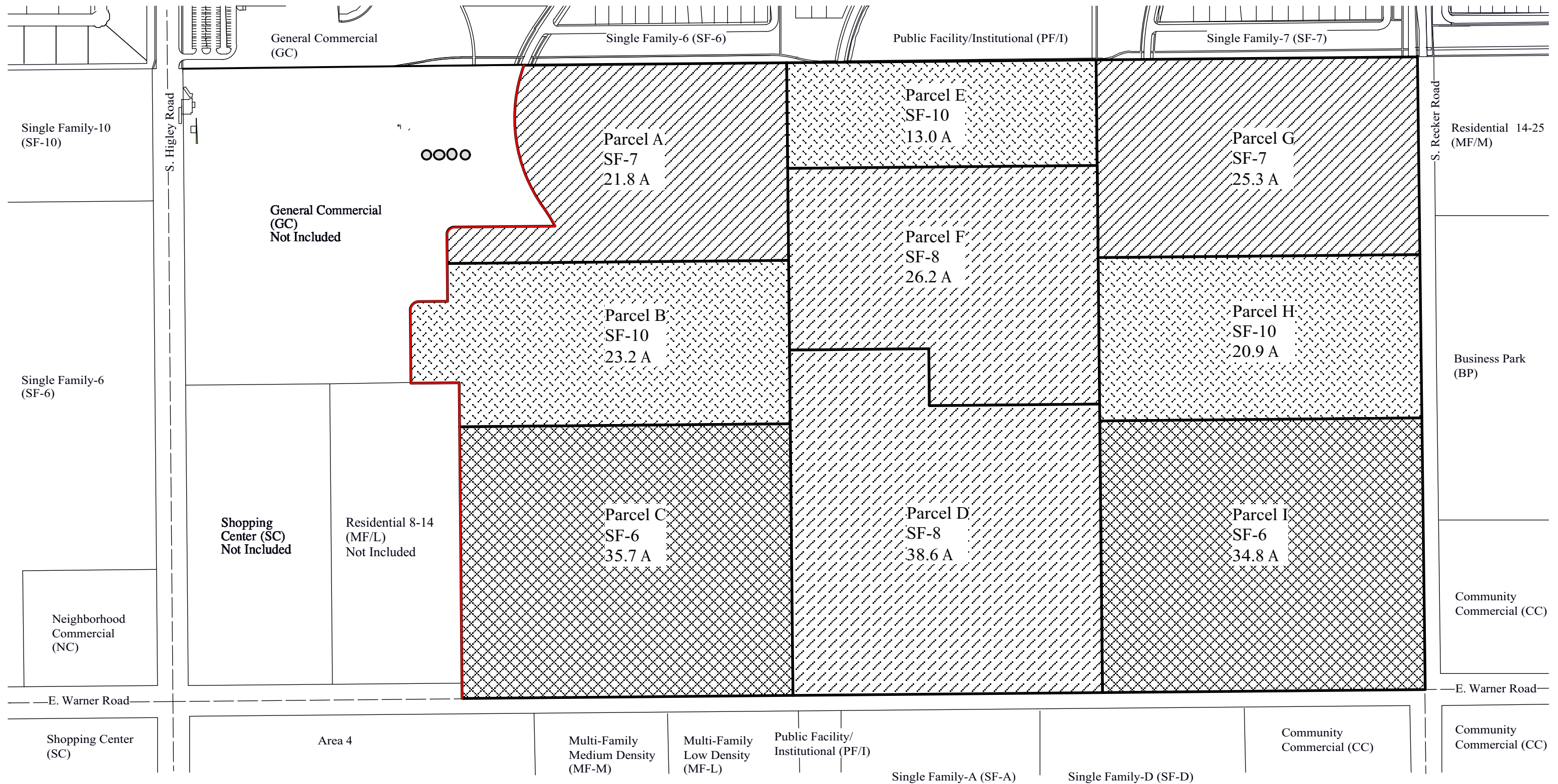
July 9, 2015  
June 10, 2015



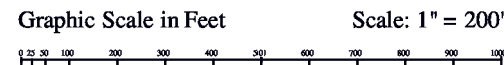
Morrison Ranch Inc.  
3180 East Elliot Road  
Gilbert, AZ 85234

Attention: Mr. Scott Morrison

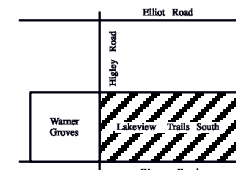
**LAND USE**  
**Lakeview Trails SW/SE**  
Morrison Ranch, Gilbert, AZ  
**Z15-13**  
**Attachment 2: Land Use Exhibit**  
**September 2, 2015**



239.5 Total Residential Acres



July 9, 2015  
June 10, 2015



Morrison Ranch Inc.  
3180 East Elliot Road  
Gilbert, AZ 85234

Attention: Mr. Scott Morrison

## Proposed Zoning Plan

### Lakeview Trails SW/SE

Morrison Ranch, Gilbert, AZ

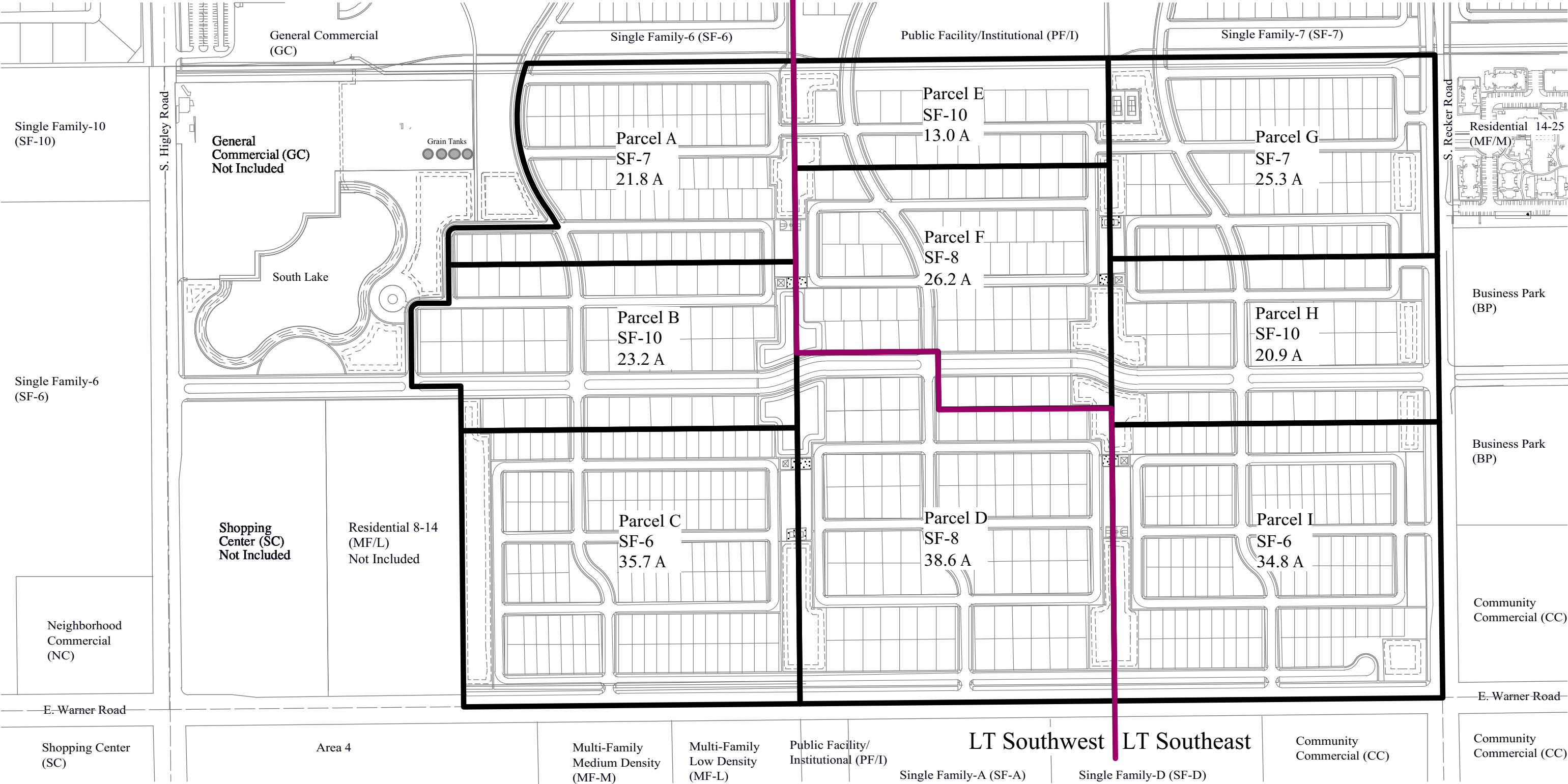
**Z15-13**

**Attachment 3: Zoning Exhibit**  
**September 2, 2015**

LT Southwest		
Parcel A	60x125	79 Lots
Parcel B	85x130	56
Parcel C	50x120	133
Parcel D	75x130	<u>92</u>

LT Southeast		
Parcel E	85x130	23 Lots
Parcel F	75x130	68
Parcel G	60x125	72
Parcel H	85x130	44
Parcel I	50x120	<u>123</u>

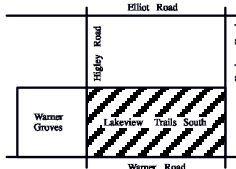
Phase 1 Total	360 Lots	Phase 2 Total	330 Lots	Total Lots - 690
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690 Total Lots - 239.5 Gross Acres



July 9, 2015  
June 10, 2015



Morrison Ranch Inc.  
3180 East Elliot Road  
Gilbert, AZ 85234

Attention: Mr. Scott Morrison

### Conceptual Development Plan

**Lakeview Trails SW/SE**  
Morrison Ranch, Gilbert, AZ